

QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTORTRANSFER
TAX
PAID57-244
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005104

Peoples Heritage Savings Bank, a Corporation organized and existing under the laws of the State of Maine and having a place of business at One Portland Square, Portland in the County of Cumberland and State of Maine, for consideration paid, releases to Kinh T. Tran and Laiy Ying Cheung of Waterville, Kennebec County, and State of Maine, and whose mailing address is 5 Silver Street, Waterville, Maine 04901, as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, more particularly described as follows:

A CERTAIN lot or parcel of land with the buildings thereon, situated in said Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

LOT Thirty (30) and Lot Thirty-One (31) as shown on Plan of College Avenue Heights Extension made by Carl Crane dated September 18, 1937 and recorded in the Kennebec County Registry of Deeds in Plan Book 12, Page 2A. Each lot measures 50' x 100'.

THIS conveyance is subject to the following restrictions, which are to run with the land, to wit:

1. No building other than a private dwelling house for not over two family occupancy with private garage for use by occupants of house shall be erected upon said premises.
2. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps, windows, are to be allowed on said reserved space.
3. No double decked porches may be built on any house. Said dwelling house and garage will cost not less than seven thousand (\$7,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street.
4. No animals of any kind shall be kept on the premises excepting, however, household pets.
5. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

THE above restrictions are applicable to each of the above numbered lots.

ALSO another parcel of land, with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

STARTING on the southwestern extremity of the land of Hillman and proceeding to the south along the line of May Street for a distance of fifty (50) feet; thence to the east along the northerly line of the land of Rosenthal for a distance of one hundred (100) feet; thence to the north along the westerly line of land of Rosenthal for a distance of fifty (50) feet; thence to the west along the southerly line of land of said Hillman back to the point of beginning. Said land has a frontage on May Street of fifty (50) feet and is one hundred (100) feet deep.

BEING all and the same premises acquired by Peoples Heritage Savings Bank by Quitclaim Deed from Valerie M. Breard, f/k/a Valerie M. Dionne dated October 14, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4528, Page 332.

57244

In Witness Whereof, the said Peoples Heritage Savings Bank has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Theodore N. Scontras its Vice President, thereunto duly authorized, this day of January, 1994.

Signed, Sealed and Delivered
in the presence of:

PEOPLES HERITAGE SAVINGS BANK

Virginia Smith

By Theodore N. Scontras
Print Name: Theodore N. Scontras
Its Vice President

STATE OF MAINE

COUNTY OF Cumberland

Dated:

January 6, 1994

Personally appeared the above named Theodore N. Scontras, Vice President of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Linda L. Higgins
Notary Public

Print Name:

My Commission Expires:

LINDA L. HIGGINS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 27, 1994



RECEIVED KENNEBEC SS.

94 FEB 23 AM 9:00

ATTEST: James B. [illegible]
REGISTER OF DEEDS

